



# **CITY COUNCIL AGENDA REPORT**

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MEETING DATE: OCTOBER 3, 2006

ITEM NUMBER:

**SUBJECT: URBAN MASTER PLAN SCREENING REQUESTS FOR UMP-06-09 FOR 2033 & 2037 ANAHEIM AVENUE IN THE MESA WEST RESIDENTIAL OWNERSHIP URBAN PLAN**

**DATE: SEPTEMBER 15, 2006**

**FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT**

**PRESENTATION BY: REBECCA ROBBINS, ASSISTANT PLANNER**

**FOR FURTHER INFORMATION CONTACT: REBECCA ROBBINS, ASSISTANT PLANNER  
(714) 754-5609**

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## **RECOMMENDATION**

Provide feedback regarding the Council's expectations of the conceptual project in the Mesa West Residential Ownership Urban Plan area and any concerns related to requested deviations from the Urban Plan.

## **BACKGROUND**

On April 4, 2006, City Council adopted the Mesa West Residential Ownership Urban Plan to allow incentives for residential ownership developments in specified areas. The intent of the urban plan is to provide development/economic incentives for private property owners to reinvest and remodel their properties.

## **EVALUATION OF DEVELOPMENT CONCEPT**

The urban master plan screening process will address two central questions:

- 1) Does the project meet Council's expectations for projects in the Urban Plan areas? The screening process is an opportunity to determine if the conceptual project meets Council's expectations for new projects in the urban plan areas. Council will be providing initial feedback to the applicants.
- 2) Does Council have any comments on any requested deviations? The screening process will highlight any requested deviations from the urban plans to Council's attention. (Please refer to attached summary of concerns/issues related to the proposal.)

The screening process allows the applicant to consider Council's initial comments and to refine the development concept based on their feedback.

## ***Development Concept - Summary Sheet***

A one-page, project summary sheet is attached for the screening request. This summary sheet calls attention to any concerns or requested deviations about the project.

### **CONCLUSION**

The screening process enables Council to address two central questions about the proposed development proposals in the urban plan areas: (1) Does the project concept meet Council's expectations for new development in the urban plan area? And (2) Does Council have comments on any requested deviations?

Council's general comments do not set precedent for approval/denial nor constitute final action on the development project. In addition, the applicant may expect the Planning Commission to have other comments/concerns on a proposed development concept that may not have been necessarily raised by City Council. The screening process allows the applicant to consider Council's initial comments and to refine the development concept based on their feedback.



REBECCA ROBBINS

Assistant Planner



CLAIRE L. FLYNN, AICP

Senior Planner



DONALD D. LAMM, AICP

Deputy City Mgr. – Dev. Svs. Director

Attachments: 1. **2033 & 2037 Anaheim Avenue:**

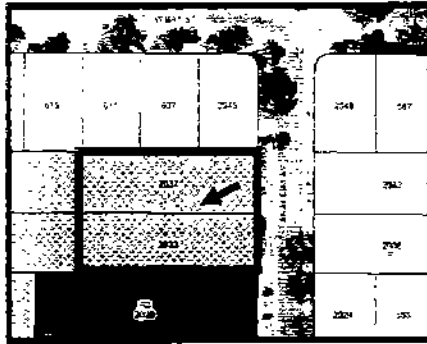
(Summary Sheet, Site Photos, Concept Plans, Applicant Letter)

cc: City Manager  
Asst. City Manager  
City Attorney  
Public Services Director  
Transportation Svs. Mgr.  
Associate Engineer  
City Clerk  
Staff (4)  
File (2)

Maryam Ershaghi  
104 S. Glenroy  
Los Angeles, CA 90049

S.E.A.N. Design  
P.O. Box 9544  
Newport Beach, CA 92658

**UMP-06-09: RESIDENTIAL OWNERSHIP UNITS AT 2033/2037 ANAHEIM AVENUE  
IN MESA WEST RESIDENTIAL OWNERSHIP URBAN PLAN**



**DEVELOPMENT CONCEPT**

The development concept involves the construction of 9 single-family detached condominium units on two lots with 8 existing dwelling units (to be demolished) at 2033/2037 Anaheim Avenue (0.52 acre) in the Mesa West Residential Ownership Urban Plan. The proposal does not include any common recreational amenity area (i.e. swimming pool/spa area). The proposal involves individual fire pits/BBQ's, private yard areas, second-story balconies, and 3-car enclosed garages for each unit. The applicant plans to construct three-story residences (maximum 40 feet in height) for homeownership with an underground parking structure. Please see attached applicant letter for more information.

**PRELIMINARY TRAFFIC EVALUATION**

Pursuant to the overlay zone of the Urban Plan, the proposal involves one additional unit above what is allowed in the overlay zone. The Urban Plan envisions high-density development at a maximum intensity of 20 du/acre. The attached summary table provides an updated account of urban plan screening proposals in the Westside and demonstrates this current proposal is still within the intensity/density evaluated in the Mesa West Residential Ownership Urban Plan.

**DEVIATIONS FROM DEVELOPMENT STANDARDS AND OTHER ISSUES**

In addition to any other general comments, Council would provide feedback on the following deviations and other issues as highlighted below.

1. Proposal does not meet one acre minimum for increased density. The Urban Plan allows increased density of up to 20 du/ac for minimum one-acre (or greater) sized lots. The Urban Plan gives Planning Commission the ability to approve a deviation from this one-acre standard to allow the proposed development.
2. Proposal does not meet minimum 15-foot side setback requirements for three-story buildings. The Urban Plan requires a 15-foot side setback for three-story structures abutting a single-family residential property. In this case, the unit located in the northwestern portion of the project site is proposed at a 5-foot setback. Since the right side of the project site abuts single-family homes, a five-foot side setback is not considered sufficient to appropriately address shade-shadow, massing, and privacy impacts to neighboring single-family residences.
3. Architecture is considered too contemporary for residential neighborhood. While the Urban Plan promotes architectural innovation, staff considers the proposed architectural design is too modern for the neighborhood. The proposal also lacks articulation, varied building materials, and surface treatments. The proposed buildings would need to be modified to provide for appropriate building design, transitioning, and visual interest that would be compatible with the neighborhood.
4. Parking supply and bedroom mixes may need to be adjusted. The proposal would need to be revised to comply with the City's parking ramp slope standards for underground parking structures. This would result in the redesign of the parking structure and loss of parking stalls. The bedroom mix of the proposed residences may need to be adjusted accordingly to account for the reduction in available parking area. In addition, the Planning Commission would need to approve the proposed compact parking stalls or require standard-sized stalls.



**2033 Anaheim Avenue**



**2037 Anaheim Avenue**



**Courtyard/Parking for 2037 Anaheim Avenue**



**Surrounding Properties (south)-  
2029 Anaheim Avenue (R3)  
(Urban Plan Screening approved on July 6<sup>th</sup> for a 3-  
story 18-unit townhome development.)**



**Surrounding Properties (north) –  
2045 Anaheim Avenue (R1)**



**Surrounding Properties (east) –  
2038 & 2042 Anaheim Avenue (R1)**



**Surrounding Properties (north) - 607 W. Bay St. (R1)**



**Surrounding Properties (south) –  
1971-1975 Anaheim Avenue**

Re: 2033-2037 Anaheim Ave.  
Costa Mesa.

**S.E.A.N Design & Development Inc.** as a group of Architects and Designers is working on a project located at the above address. The project will be built on a double attached lot, in order to provide (9) individual detached town home units.

The investors recently purchased and combined these two separate lots, in order to obtain more habitable spaces by creating: One common passageway, instead of Two. One common driveway, instead of (TWO), and of course a bigger landscape possibility for both lots, with consideration and respect to the requirements of the City of Costa Mesa.

In this combine situation (as preliminary concept drawings show) the design layouts propose: (9) individual detached town homes with different floor plans and spacious private yards, fully equipped with fire pits, BBQ...etc for each individual unit; instead of (8) regular attached condominiums with some limited landscape and only one common BBQ.

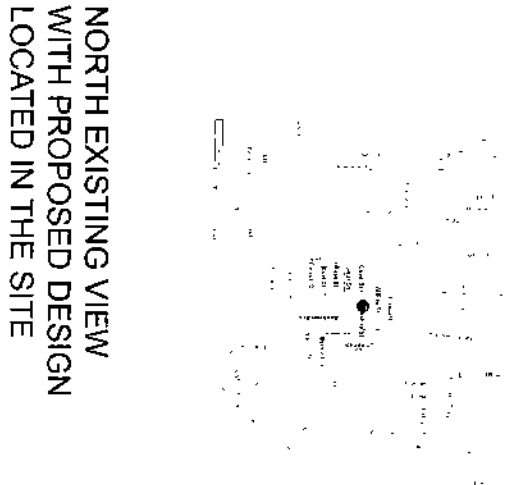
In effect, the conceptual plans propose (10) percent more open space than required, and these open spaces are carefully divided between all 9 units. The value of open spaces in this detached combination is more respected, compare to (2) ordinary and boxy condo of (8) units. The private direct access (from each unit into their 3 car enclosed garages) will provide more security, privacy, convenience, and homey atmosphere to the residences. All car maneuvers and perfect planning for easy movement on driveways in basement shows a success in concept design, while their individual and direct access to the first floor by 9 stairway is achieved.

Suggested curved passage ways, with suspended flowers from each balcony, and a landscape design full of plants and trees on natural grade (23% unexcavated area) and water falls, will bring a unique and attractive environment to the neighborhood.

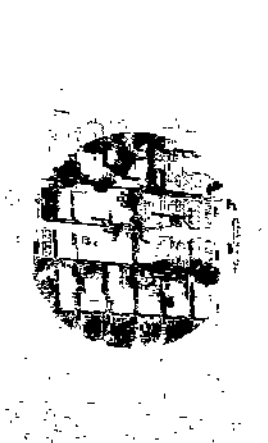
S.E.A.N Design Inc. as a Design Firm in OC, beside its goal to justify the project design, is targeting to achieve some new attractive concepts in residential design, and present an excellent sample of architectural appearance in Costa Mesa by creating a dynamic variety in form, space, plane breaks in floor transition and elevations and provide visual interest, with respect to privacy and comfort.

Best Regards.

Shaahin Espahbodi. Ph.D. principal at:  
**S.E.A.N Design & Development**  
P.O Box 9544 Newport Beach CA, 92658  
Tel: 949 370 2122 [www.seandesign.com](http://www.seandesign.com)



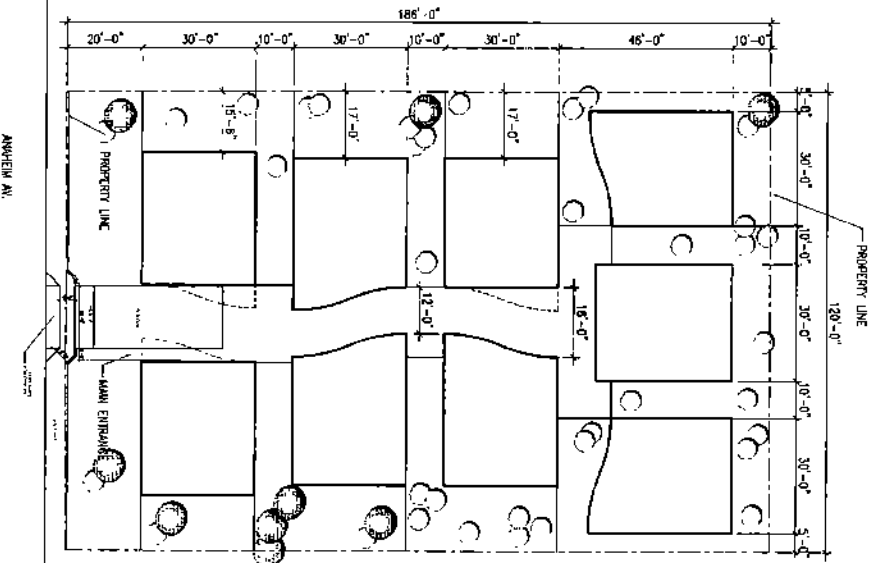
NORTH EXISTING VIEW  
WITH PROPOSED DESIGN  
LOCATED IN THE SITE



WEST EXISTING VIEW

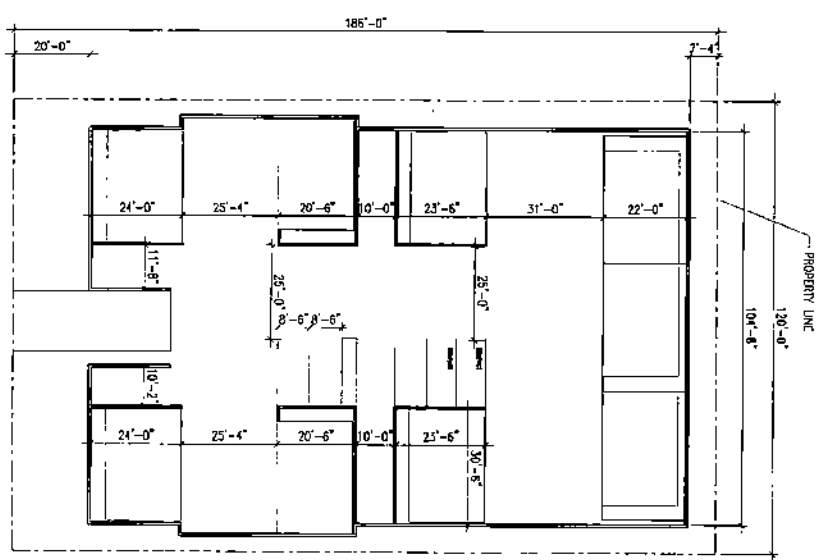
SOUTH EXISTING VIEW

EAST EXISTING VIEW



LOT AREA  
 21600 S.F.  
 OPEN SPACE REQUIRED  
 6840 S.F.  
 OPEN SPACE PROVIDED  
 10710 S.F.  
 APPROX. UNIT AREA  
 2900 S.F.  
 TOTAL 8 UNITS AREA  
 26100 S.F.

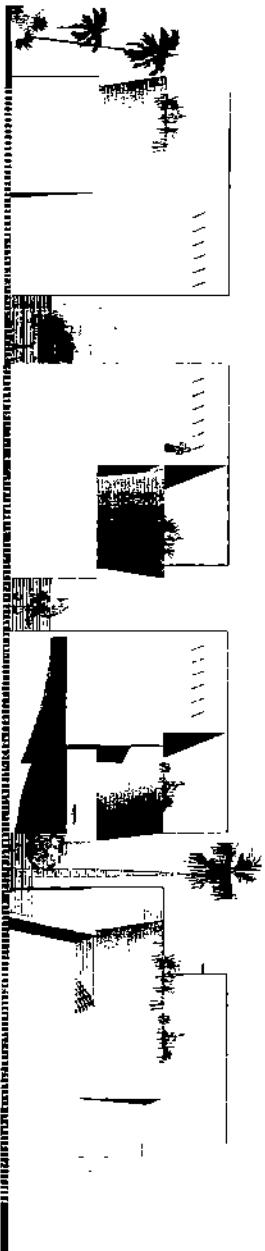
BUILDING FOOT PRINT  
 PASSAGE WAY  
 LANDSCAPE



PARKING  
 REQUIRED  
 37  
 PROVIDED  
 37

PROPOSED SITE PLAN

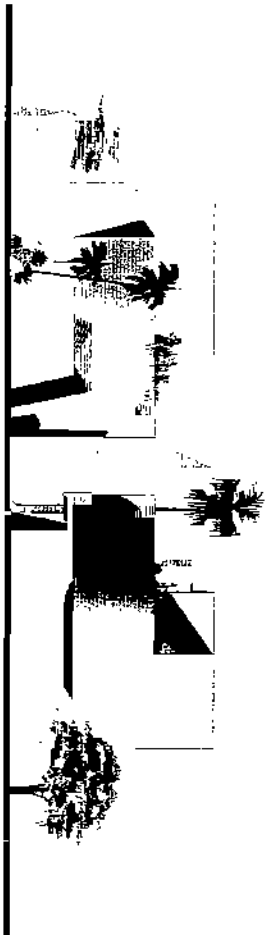
PROPOSED PARKING



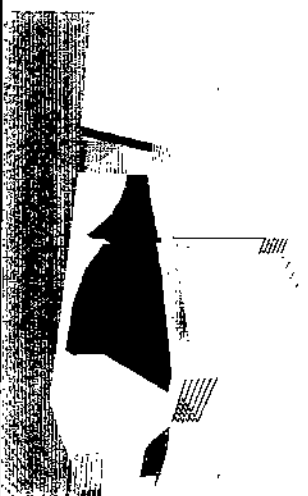
CROSS VIEW OF COMPLEX



EAST ELEVATION OF COMPLEX



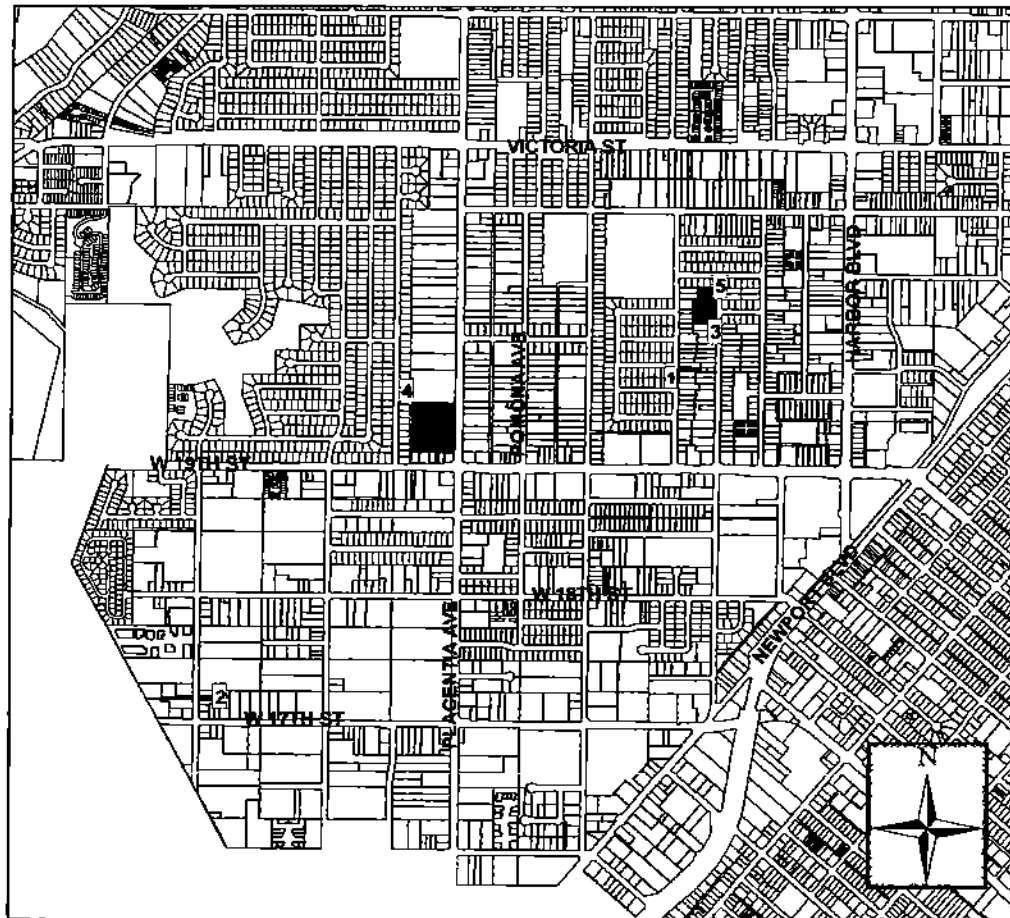
PROPOSED DESIGN FOR  
NINE UNITS COMPLEX





# URBAN MASTER PLAN SUBMITTALS

## WESTSIDE URBAN PLANS



WESTSIDE Urban Plans

Case Number	Address	Proposed Project	Existing Development	Net increase in Total number of Residential Units (including live/work units)	Application Status
1. UMP-06-01	1974 Meyer Place	Demolish 1 dwelling unit and construct 5 condominiums	1 dwelling unit	4	Screening request reviewed by Council on 7/5/06. Master Plan application not submitted
2. UMP-06-05	1716/1720 Whittier Ave.	Demolish 2 dwelling units and an industrial building and construct 6 live/work units	2 dwelling units and Light industry	4	Screening request reviewed by Council on 7/5/06. Master Plan application not submitted
3. UMP-06-06	2013-3029 Anaheim Ave.	Demolish 18-apartments and construct 28 condominiums	18 dwelling units	10	Screening request reviewed by Council on 7/5/06. Master Plan application not submitted
4. UMP-06-08	1945 Placentia Ave.	Demolish industrial buildings and construct 218 condominiums, including 26 live/work units	Industrial	218	Screening request reviewed by Council on 8/15/06. Master Plan application not submitted
5. UMP-06-09	2033-2037 Anaheim Ave.	Demolish 8apartments units and construct 9 condominiums	8 dwelling units	9	Screening request pending review by Council on 9/3/06.
<b>TOTAL:</b>				<b>245</b>	
The Westside Urban Plans anticipate approximately 3,069 residential units will be constructed in the three urban plan areas. The 245 units proposed to date represent 8% of the total.					